



58 Ford Road, Newport.

Offers in the region of **£349,850**

This 4 Bedroom detached family home is situated in an ideal location for anyone wishing to be within easy reach of all Newport's schools, shops and amenities. Being located on a popular and established residential development, it has been improved in recent years to include a versatile Family Room, new windows and doors, a new gas C.H. boiler and updated Family Bathroom, Master En-suite and Downstairs W.C. With further scope for modernisation, it offers the perfect opportunity for the next owners to really put their own stamp on it!

Briefly comprising large Lounge (with bay window), Dining Room, Breakfast Kitchen, Family Room, Utility Room, Downstairs W.C., 4 Bedrooms (Master with En-suite) and Family Bathroom, externally there is driveway parking for two vehicles and gardens to the front and rear. uPVC D.G. & Gas C.H. throughout. Council tax band D. EPC rating D.

58 Ford Road Newport Shropshire

Property entered via

front door into entrance hallway which provides access to the Lounge and stairs to first floor.

Lounge 13' 1" x 13' 1" (3.98m x 3.98m) (plus bay)

Dining Room 10' 0" x 8' 11" (3.05m x 2.72m)

Breakfast Kitchen 10' 0" x 9' 1" (3.05m x 2.77m)

Utility Room 7' 0" x 6' 1" (2.13m x 1.85m) (max)

Downstairs W.C. 4' 1" x 3' 1" (1.24m x 0.94m)

Family Room 15' 10" x 7' 1" (4.82m x 2.16m)

Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom.

Master Bedroom 12' 1" x 10' 11" (3.68m x 3.32m) (plus wardrobe)

Master En-suite 4' 0" x 4' 0" (1.22m x 1.22m) (plus shower)

Bedroom 2 10' 0" x 8' 0" (3.05m x 2.44m)

Bedroom 3 9' 1" x 8' 0" (2.77m x 2.44m) (max)

Bedroom 4 8' 1" x 7' 11" (2.46m x 2.41m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Family Bathroom 6' 10" x 6' 0" (2.08m x 1.83m)

Externally

To the front is a double width tarmac driveway which provides parking for two vehicles with a lawned garden adjacent. To the side of the house is a wooden gate which leads to the rear garden.

The enclosed rear garden is mostly lawned (has recently been re-seeded) with a paved patio closest to the house and borders to the perimeter containing mature plants and shrubs. A wooden storage shed lies furthest away from the house.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 sq.m.) approx.

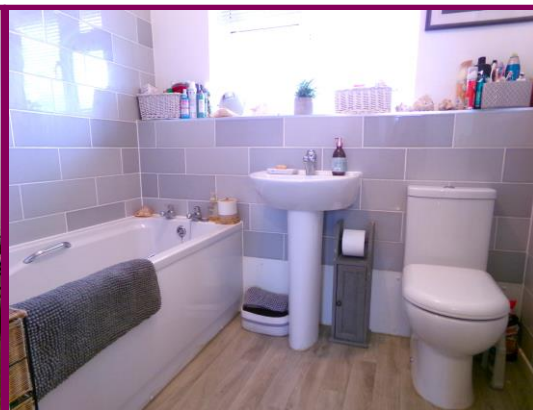
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, current and applicable details have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
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